

If not ordering through Adam, be sure that you select the warranty that is supposed to come at closing and be sure to order but not pay for it yet where the seller at closing will pay for the home warranty if you get that in the contract. If you do order it, please send an email to Adam w the invoice attached at least 4 days prior to closing.

Keep in mind that you can typically get a discounted warranty by purchasing right around the time of closing, so getting one for multiple years, if you plan to renew and have the \$, is typically better than just getting a 1 year. Sometimes a multiple year home warranty can be requested from the seller as well, although sellers typically don't like to give much more than \$600 or \$700 for a home warranty if they are willing to provide one at all.

Keep in mind that the #'s below are not updated annually but that the websites should have the most up to date information.

Companies I recommend:

Resale:

America's Preferred Home Warranty

<https://aphw.com/>

"We allow you to choose your own licensed contractor for all repairs"

Their brochure (explains details of coverage):

<https://drive.google.com/file/d/1zGCqSao5jhFGXtsvT9NnzN04kkpRnFWr/view?usp=sharing>

Plans & Pricing

\$499

Base Price



Single Family Home with \$100 Deductible

Single Family Home

One Year: \$100 Deductible\$499
One Year: \$50 Deductible\$535

Single Family Home (Continued)

Two Years: \$100 Deductible\$950

Condo/Townhouse

One Year: \$75 Deductible\$475

Two Years: \$75 Deductible\$899

New Construction

Three Years: \$75 Deductible\$600

Coverage begins 366 days after closing and continues for three years.

Multi-Family Unit Plans

(**\$75 Deductible**)

One Year: Duplex

(2 warranty agreements)\$950

One Year: Triplex

(3 warranty agreements)\$1,250

One Year: Fourplex

(4 warranty agreements)\$1,599

BUYER Coverage Plans

COVERAGE ITEMS (Standard)	
Attic and Exhaust Fans	•
Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Central Vacuum	•
Duct Work	•
Electrical System	•
Exterior Water and Sewer Line	•
Free-Standing Range/Cooktop	•
Garage Door Opener	•
Garbage Disposal	•
Heating System	•
Hotel Benefits	•
Humidifier	•
Instant Hot Water Dispenser	•
Permanently Installed Sump Pump	•
Plumbing	•
Refrigerator	•
Roof Leak Repair	•
Septic System	•
Stoppages	•
Washer/Dryer	•
Water Heater	•
Water Well Pump	•

BUYER PREFERRED UPGRADE (Optional)* \$160	
Built-in Dishwasher (Adds): Racks, Baskets and Rollers	•
Built-in Microwave (Adds): Interior Lining, Glass Door, Clocks and Shelves	•
Central Air (Adds): Refrigerant Recovery, Cost of Crane, Registers and Grills	•
Ceiling Fan	•
Central Heat (Adds): Registers, Grills and Heat Lamps	•
Garage Door Opener (Adds): Hinges, Springs, Keypads and Remote Transmitters	•
Refrigerator (Adds): Refrigerant Recovery, Control Board, Ice Maker and Ice/Beverage Dispenser	•
Special Electrical Package (Adds): Fire/Burglar Alarm, Lighting Fixtures, Doorbell	•
Toilets (Adds): Replaced With Like Quality	•
Oven/Range (Adds): Interior Lining, Clocks, Rotisseries, Racks, Handles, Knobs and Dials	•
Water Heater (Adds): Sediment Buildup	•
\$250 toward Code Violations	•

Buyer's Premier Coverage Plan

25

Standard Coverage Items

12

Buyer Preferred Upgrade Items

\$695

w/ \$50 Deductible (One Year)

Home Entertainment & Technology Plan (See page 4)

\$199

w/ \$75 Deductible (One Year)

SELLER Coverage Plans

COVERAGE ITEMS (Standard) **	
ListSecure®	•
Attic and Exhaust Fans	•
Central Vacuum	•
Duct Work	•
Electrical System	•
Instant Hot Water Dispenser	•
Plumbing	•
Stoppages	•
Water Heater	•

SELLER PREFERRED UPGRADE (Optional)** \$100	
Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Free-Standing Range/Cooktop	•
Garbage Disposal	•
Heating System	•
Refrigerator	•

OPTIONAL Coverages

Additional Refrigerators.....	\$50
Gas Fireplace.....	\$50
Inground Pool/Spa.....	\$185
Premium/Salt Water Pool/Spa...	\$345
Sprinkler System.....	\$50
Termite Control.....	\$50
Water Softener.....	\$85

* **IMPORTANT:** If the Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

** **Florida Only:** Customers must purchase the Seller Preferred Upgrade to receive listing coverage, which will include the Standard Coverage Items.

Single family VA options at closing as of 5/10/24

	Warranties	Description	Price
☐	499B Buyers Premier Coverage SF 1 Year \$825-\$50 ded Closing - Rev 1/24	Identity Theft Protection Included	825.00
☐	499B Supreme Warranty 1 Year \$499-\$100 ded Rev 1/24 Closing - Rev 1/24		499.00
☐	499B Supreme Warranty 2 Year \$950-\$100 ded Closing - Rev 1/24	Upgrades are charged per year of coverage	950.00
☐	499B Supreme Warranty SF 1 Year \$650-\$50 ded Closing - Rev 1/24	Identity Theft Protection Included	650.00
☐	BP499 Buyers Premier Coverage 1 Year \$695-\$50 ded Closing		695.00
☒	BP499 Supreme Warranty 1 Year \$499-\$100 ded Closing		499.00
☐	BP499 Supreme Warranty 1 Year \$535-\$50 ded Closing		535.00
☐	BP499 Supreme Warranty 2 Year \$950-\$100 ded Closing	Upgrades are charged per year of coverage	950.00
☐	Home Entertainment & Technology Plan (RE 2022)		199.00
☐	Home Entertainment & Technology Plan 1 Year \$199 - Rev 1/24		199.00
☐	Home Entertainment & Technology Plan 2 Year \$398 - Rev 1/24		398.00
☐	Home Entertainment & Technology Plan 2 Year (RE 2022)		398.00
☐	Home Entertainment & Technology Plan 3 Year \$597 - Rev 1/24		597.00
☐	Home Entertainment & Technology Plan 3 Year (RE 2022)		597.00
☐	Warranty Waiver (Buyer)	When warranty coverage has been waived by the BUYER, choose this option	0.00

Renewal costs tend to be higher than if purchasing a multi-year plan at closing

Example of upgrades w/ Supreme Warranty:

☒	BP499 Supreme Warranty 1 Year \$499-\$100 ded Closing	499.00
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Optional Upgrades	Description	Price Per Year
☐	2022 Additional Refrigerators - RE \$50 - Closing	50.00
☒	2022 Buyers Preferred Upgrade - RE \$160 - Closing	160.00
☐	2022 Gas Fireplace - RE \$50 - Closing	50.00
☐	2022 Pool & Spa - RE \$185 - Closing	185.00
☐	2022 Premium Saltwater Pool & Spa - RE \$345 - Closing	345.00
☐	2022 Sellers Preferred Upgrade - RE \$100 - Closing	100.00
☐	2022 Sprinkler System - RE \$50 - Closing	50.00
☐	2022 Termite Control - RE \$50 - Closing	50.00
☐	2022 Water Softener - RE \$85 - Closing	85.00
☐	Home Entertainment & Technology Plan Upgrade (RE 2022)	199.00

If you are paying for your own warranty, they have no digital options for initial payment as of 10/20. You either need to call in for paying with a credit card or mail a check. These can be done at closing if we set it up with our closing company.

New Construction notes: ([legal requirements in VA](#) - “Implied warranties on new homes” & the builder can have expanded warranties beyond these minimum legal requirements).

- A. “The warranty shall extend for a period of one year from the date of transfer of record title or the vendee's taking possession, whichever occurs first, except that the warranty pursuant to clause (i) of subsection C for the foundation of...”
- B. **Warranties on** “foundation of new dwellings shall extend for a period of five years from the date of transfer of record title or the vendee's taking possession, whichever occurs first. Any action for its breach shall be brought within two years after the breach thereof.”
- C. “Any action for its breach shall be brought within two years after the breach thereof.”
- D. “If all warranties are waived or excluded, a contract shall specifically set forth in capital letters that are at least two points larger than the other type in the contract that the dwelling is being sold "as is.””

[Here](#) is more information from the FTC.

Additional options w other companies:

https://docs.google.com/document/d/1Eaypl0i4dxdpESG3kal8vpG8DyNLW_kJZ8PiY4MLwsC4/edit?usp=drivesdk